



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
VIA WEBEX
MIDDLETOWN CONNECTICUT
APRIL 14, 2021**

1. Roll Taking

Present: Commissioner Stephen Devoto
Commissioner Richard Pelletier
Commissioner Thom Pattavina
Commissioner James O'Connell
Commissioner Catherine Johnson
Commissioner Shanay Fulton (seated for Nicholas Fazzino)
Commissioner Quatina Frazer (seated for Marcus Fazzino)
Commissioner Kellin Atherton (not seated)

Absent: Commissioner Nicholas Fazzino
Commissioner Marcus Fazzino

Staff: Marek Kozikowski, AICP, City Planner

2. Items removed from the agenda and why

Marek said that Item 5.1 was postponed until April 28 so that the applicant can address staff and department comments. Item 5.2 was postponed until April 28 so that proper notification can be made and the applicant can present to the Wetlands Agency and address staff comments.

3. Public comment on items on agenda which are not currently scheduled for a public hearing

None

4. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)

No public hearing signs were required.

5. Public Hearings (when scheduled)

- 1. Request for a proposed 5-lot re-subdivision of the property located at 906 East Street & Map-Lot 06-0515 East Street Applicant/agent Henry Lavette/ James P. Cassidy, P.E. S2021-1**

(Postponed to April 28, 2021)

- 2. Request for a special exception for expansion of the truck/trailer parking area and employee parking area at the existing FedEx distribution facility located**

**at 49 Fedex Drive Applicant/agent Fedex Ground Package System, Inc.
SE2021-2**

(Postponed to April 28, 2021)

**3. Continued: Request for the re-adoption of the Middletown Zoning Map.
Proponent City of Middletown, PCD Dept. Z2021-2**

Marek explained that he revised the zoning map because of some comments made. He added some street names, adjusted the color schemes and added the watershed areas. He made some adjustments and cleaned up the boundaries. Commissioner Johnson asked why cemeteries are zoned. Marek explained that all land needs to be zoned. Comm. Johnson asked if he could remove the cemeteries from the zones and asked why the parks are not zoned as parkland. Comm. Devoto said that if all land needs to be zoned, the Commission should think about adding a few more zones for cemeteries and parks. The Commission discussed parks and their zones. No one from the public wished to speak.plp;

Commissioner James O'Connell moves to close public hearing. Commissioner Thom Pattavina seconds the motion. The chair calls for the vote. It is unanimous to close public hearing with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

Commissioner James O'Connell moves for approval for the re-adoption of the Middletown Zoning Map. Proponent City of Middletown, PCD Dept. Z2021-2. Commissioner Richard Pelletier seconds the motion. The chair calls for the vote. It is unanimous to approve with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

6. Old Business

1. Continued discussion on zoning codes related to the MX and TD zone.

7. New Business

1. Proposed Zoning Code text amendment to amend Section 61.01.45 and add Section 61.02.45 regarding motor vehicle services and repairs in the B-2 and TD Zones. Applicant/agent City of Middletown/Department of Planning Conservation and Development Z2021-3

Commissioner Thom Pattavina moves to schedule a public hearing for April 28, 2021. Commissioner Catherine Johnson seconds the motion. The chair calls for the vote. It is unanimous to schedule a public hearing with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

8. Public comment on topics which are not or have not been the subject of a public hearing

None

9. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs

a. Minutes of the March 10, 2021 Regular Meeting

Commissioner Richard Pelletier reads and moves for approval a. Minutes of the March 10, 2021 Regular Meeting. Commissioner Catherine Johnson seconds the motion. The chair calls for the vote. It is 5 aye votes by Commissioner Stephen Devoto, Commissioner Richard Pelletier, Commissioner Catherine Johnson, Commissioner Shanay Fulton, Commissioner Quatina Frazer; 0 nay votes by no one and 0 absent by no one. The Chair states the matter carried with 5 affirmative votes, 0 in opposition and 0 absent.

b. River-Cog Report

c. Staff Reports

d. Commission Affairs

10. Adjournment

Commissioner Thom Pattavina reads and moves for approval 10. Adjournment. Commissioner James O'Connell seconds the motion. The chair calls for the vote. It is unanimous to adjourn with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

Respectfully submitted,

Marek Kozikowski, AICP
City Planner